

how are we doing

*a review of Seattle's
performance and
leadership in
sustainable building*



Following Seattle's leadership, King County adopted a sustainable building policy in 2002. The Kent Pullen Regional Emergency & Communications Center located in Renton, WA is King County's second LEED™ project with certification pending.

City-funded LEED™ projects will save an estimated \$800,000 annually through better energy and water performance, less waste generation, and a reduction in stormwater impacts.

Productivity benefits are estimated at \$2 million per year.

The August 2004 issue of dpdINFO featured the 9th & Stewart Life Sciences Building, which was "future-proofed" with a green building strategy to support long-term appreciation. This month we focus on Seattle's achievement and nationwide leadership in the sustainable building arena.

Seattle Continues to "LEED" by Example

Seattle has made great strides toward sustainability since becoming the first city in the nation to formally adopt a citywide sustainable building policy in 2000. Seattle is now nationally recognized for its bold leadership and has the second largest green building market in the nation, following Portland.

The City's early leadership during a time of significant capital investments catalyzed the local building industry to rapidly develop expertise in sustainable building. More than 130 Seattle organizations belong to the U.S. Green Building Council, representing 3.5 percent of national membership.

There are currently 30 LEED™ projects in Seattle. (LEED™ is a green building rating system developed by the U.S. Green Building Council.) These projects represent 4.5 million square feet and nearly \$1 billion of capital investment, assuming a \$225 per square foot average design and construction cost. Seattle-area projects range from affordable housing and multi-family, market-rate housing to mixed-use commercial and biotech buildings.

The Pacific Northwest—Washington, Oregon and British Columbia—is now home to more than 13 percent (168 projects) of all LEED™ certified and registered projects, representing nearly 19 million square feet and \$4.25 billion in capital investment.

LEED™ is transforming the national building industry as well, garnering more than five percent of the new construction in the commercial market in just four years. There are currently 1,253 LEED™-certified and registered projects nationally, representing 164 million square feet and nearly \$37 billion in capital investment (assuming a \$225 per square foot average design and construction cost).

The City of Seattle's Progress with Capital Projects

The City of Seattle's sustainable building policy calls for new and renovated City-funded projects with over 5,000 square feet of occupied space to achieve a LEED™ Silver rating. This policy was motivated by a desire to lead by example by:

- demonstrating the City's commitment to environmental, economic and social stewardship,
- yielding cost savings to the City taxpayers through reduced operating costs,
- providing healthy work environments for staff and visitors, and
- contributing to the City's goals of protecting, conserving and enhancing the region's environmental resources.

The City currently has 16 LEED™ projects—three are certified projects and 13 are registered projects in various phases of development. Together they represent 2.8 million square feet and \$700

See **seattle LEEDs** on page 2

seattle LEEDs, *cont. from page 1*

million in capital investment. From these projects, the City estimates that it will generate \$800,000 in annual operating cost saving from better energy and water performance, less waste generation and a reduction in stormwater impacts. The productivity benefits from increased comfort and reduced illness are estimated at \$2 million per year.

Over the next few years, the City expects to add more projects, funded by a Fire Facilities and Emergency Response Levy passed by voters last year.

Green Building Tools and Resources

The Green Building Team, the City's interdepartmental team of experts, helps coordinate and implement Seattle's sustainable building policy, encourages green building in the private sector, and serves as a green building resource for the community. Here are just a few green building tools and resources compiled by the team:

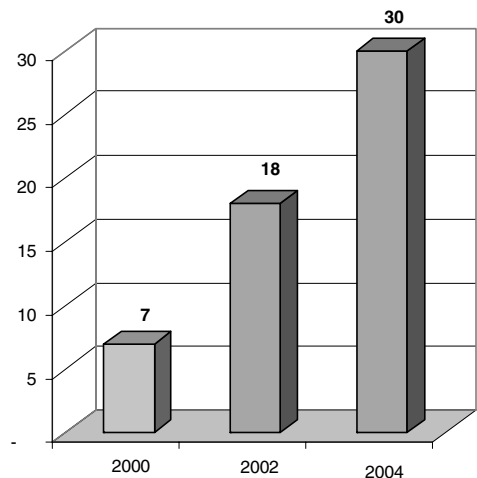
- Citywide Sustainable Building website at www.seattle.gov/sustainablebuilding, and departmental websites like the DPD's at www.seattle.gov/dpd/sustainability.
- "Seattle CIP Supplements," a policy document providing Seattle-specific information on applying the rating system to capital improvement projects, a directory of relevant resources, and detail on several additional requirements for City projects at www.seattle.gov/sustainablebuilding/Leeds/Seattlesupps.htm.
- "LEED™ Energy Baseline for Seattle Projects: A Comparison of ASHRAE/IESNA Standard 90.1-1999 and the 2002 Seattle Energy Code," Appendix H to the Seattle CIP Supplements that provides guidance on how to comply with both standards at www.seattle.gov/sustainablebuilding/Leeds/docs/SeattleLEED_Energy_Baseline.pdf.
- Financial incentives for LEED™ projects, and conservation-based financial incentives and technical assistance for specific energy, water and stormwater strategies at www.seattle.gov/sustainablebuilding/incentives/default.htm.
- A cost/benefits analysis of two City projects that demonstrate the business case for LEED.™ In addition, the City has undertaken a post-occupancy evaluation of LEED™ performance on selected City projects at www.seattle.gov/sustainablebuilding/Leeds.
- A targeted media, public relations and advertising campaign to raise awareness and create an understanding of enhanced value for high-performance green buildings at www.buildgreennw.com.
- IMPLEMENT, a sustainable design tool developed for the Pacific Northwest climate zone. The web-based, how-to-tool assists teams with integrating design strategies and provides best practice information, case studies and resources to strengthen the decision-making process at www.seattle.gov/implement.
- The "TAG Team," a group of City experts that will dedicate a portion of their time to support local green building projects. For more information, contact Lynne Barker as detailed at right.

Top 10 LEED Projects by City

The top 10 sustainable building markets in the nation, as measured by the number of LEED™-certified and registered projects, are:

Portland	37
Seattle	30
Chicago	27
Los Angeles	22
Pittsburgh	20
Atlanta	18
Grand Rapids	16
Austin	14
San Francisco	13
Vancouver, BC	13

The dramatic increase in sustainable building projects in Seattle since 2000 is illustrated below. Seattle currently has 30 LEED™ projects, representing 4.5 million square feet and nearly \$1 billion of capital investment.

**For More Info**

To learn more about the Build Green Northwest campaign visit www.buildgreennw.com.

For more information on the City's Sustainable Building Program visit www.seattle.gov/sustainablebuilding.

See what DPD is doing to encourage green building at www.seattle.gov/dpd/sustainability or contact:

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